

**COUNCIL BLUFFS PLANNING COMMISSION**  
**TUESDAY, JUNE 8, 2004 - 7:00 P.M.**  
**COUNCIL BLUFFS PUBLIC LIBRARY – 400 WILLOW**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. ADOPTION OF AGENDA**

**4. APPROVAL – MINUTES OF THE MAY 11, 2004 MEETING**

**5. PROOF OF PUBLICATION**

**6. REVIEW OF MEETING PROCEDURES**

**7. PUBLIC HEARINGS**

- A. CASE #SAV-04-003: Public hearing on the request of Dan Brown to vacate the east/west alley in Block 10, Fleming and Davis Addition. Location: From South 15<sup>th</sup> to South 16<sup>th</sup> Street, between 10<sup>th</sup> Avenue and 11<sup>th</sup> Avenue.
- B. CASE #PR-04-001 and CASE #SUB-04-004: Combined public hearing on the request of the Woodbury Company II, LLC to amend the planned residential development plan for Highclere and preliminary plan approval for a 15 lot attached single family residential cluster subdivision (duplexes) located on 10.33 acres in part of the NE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> and the NW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 6-74-43. The applicant has also requested a 5' side yard setback variance to allow structures to be built a minimum of 5' from the interior side property line. Location: Adjacent to Harry Langdon Boulevard west of Landmark Drive.
- C. CASE #ZC-04-007: Public hearing on the request of Robert Hays to rezone Lot 7 and part of Lot 6 except the south 20' of the east 100' adjacent, lying southeast of highway right-of-way, Auditor's Subdivision of the NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> and part of Lot 3, Auditor's Subdivision of the SW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>, all in Section 30-75-43, from C-2 Commercial to R-3/Low Density Multi-family Residential District. The Community Development Department expanded the area to also consider rezoning to R-3/Low Density Multi-family Residential adjacent property to the north and south described as: South part of Lot 10, Auditor's Subdivision of the NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>, except State of Iowa and the south ½ acre of Lot 5, Auditor's Subdivision of the NE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> and the north 45' of Lot 4 and adjacent part of Lot 5 in Auditor's Subdivision of the SW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> and the east 40' of the south 20' of Lot 6, Auditor's Subdivision of the NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>, all in Section 30-75-43. Location: Westerly side of Canning Street.

**8. OTHER BUSINESS**

- A. City Council update
- B. Other items of interest

**9. ADJOURNMENT**